

To : Alan Withy

From: Duncan Scott 45 Dip Road Kamo 0112

Date : 21<sup>st</sup> November 2023

Subject : Notified Resource Consent - Onoke Heights Ltd on Site Meeting 21<sup>st</sup> November 2023

Dear Alan,

I met with Aaron Holland today on site to discuss the 4 issues which I raised on 6<sup>th</sup> September as my original Submission.

### **Flooding**

We acknowledge that Dip Road floods outside of our property over the culvert plus north of the culvert due to the drainage capacity being inadequate. We also believe that WDC are aware of this current issue.

Mr Holland assures me that the proposed design of Onoke Heights Subdivision eliminates all flooding issues, and the plans have since been updated accordingly for the Onoke Heights Subdivision, however I was not privileged to these plans which also includes the removal of 4 x sections on the flat area adjacent to our house. The storm water flow from down dip road is now intended to be diverted at several points across to the paddock toward the stream.

Our insurance premiums at 45 Dip Road have significantly increased in recent years due to a flood zone placed on our title by WDC which is a result of under sizing of the culvert pipes beneath Dip Road. I believe that upstream developments would have contributed somewhat to the flooding issue but we were never notified by WDC.

Note that any flooding issues are manmade and can be avoided with proper design, and that a competent drainage engineer now needs to be engaged by WDC to ensure that the flood zone on our property is removed.

I enclose a 50 year NRC Hazards futuristic map indicating 'Severe Flooding' over Dip Road and our property at number 45 due to proposed developments, when there is actually plenty of fall downstream of Dip Road.

I also suggest that access is maintained in the proposed design for an excavator to clean debris from the waterway adjoining our proper to ensure that flooding is avoided.

### **Proposed Walking Track adjacent to our Boundary**

No notice of the meeting was given to me today so I was unable to contact Shaughan Anderson who is the DOC walking track expert, and for him to also attend the meeting as discussed on the 15<sup>th</sup> November with yourself as the commissioner.

Mr Holland and myself agreed today that the walking track shall be diverted well away from our property as per the attached sketch plan.

### **Removal of the Puriri Trees**

I learned that these iconic trees were proposed to be removed at the hearing on 14<sup>th</sup> November and I advised Mr Holland that these trees are of both natural and cultural significance and that the WDC need to place them under a register immediately. I now believe that they are much older than the applicants experts estimate, and therefore a more qualified and experience expert needs to be engaged by WDC to determine the age and health of these trees. At the hearing on 14<sup>th</sup> November I heard that these trees appeared to be of the exact same size as 70 years ago, and I therefore suspect that they may be 400 to 500 years old rather than 100 years old. The applicants expert made comments that the trees are now under stress due to cattle grazing and compressing the root systems which in turn has caused the crowns of the trees to begin to die and this was the justification for the removal of the six iconic Puriri trees to make way for additional sections and roading which would be less challenging. I believe that the current owners should be responsible for fencing of the trees to protect them rather than put them under further stress.

### **Traffic Congestion on Dip Road and Itty Street**

At the hearing on 14<sup>th</sup> November I heard that the traffic flow would be reduced as a result of access onto Dip Road and the proposed additional 93 sections. This is incorrect information and the WDC needs to engage a proper Traffic Engineer to advise of the actual increased congestion issues given that the existing infrastructure is already overloaded. The proposed new intersection onto Dip Road appears to be a dangerous one given that there is a steep down hill approach travelling south into Kamo.

In summary NONE of the above 4 x issues raised on the 14<sup>th</sup> September have been addressed to date and in general I maintain that the standard of the Onoke Heights Subdivision proposal is of poor quality and therefore it needs to be rejected.

Regards, Duncan

0274854110

To : Whangarei District Council

From: Duncan Scott 45 Dip Road Kamo 0112

Date : 6<sup>th</sup> September 2023

Subject : Notified Resource Consent - Onoke Heights Ltd Submission Letter

Dear Sir,

I have recently looked over the subdivision proposals for the above Resource Consent Application and note that there are masses of sections proposed, and there are a number of very important issues which haven't been addressed within the proposal.

1/ There is a new road entrance shown onto Dip Road which isn't practical given that this road is already overloaded. We have a disabled daughter and she has a small bus which picks her up in the morning and delivers her home in the afternoon. The road is already too congested and any addition traffic would only make the issue worse. The bus already struggles to access back into Dip Road in the morning and afternoons during school hours because of the amount of traffic.



Iti Street looking onto Dip Road (Note the congestion and lack of parking causing a one way system)

2/ We have been living at 45 Dip Road for 18 years and we have set up our house and section for our daughter as a safe environment with good fencing, swings, bark pit and safety glass in all of the windows and doors. The bathroom has also been modified for her so that it is waterproof. We have spent a lot of time and money to ensure that she remains safe inside and outside of the house. We note that there is a proposed walkway adjoining our property and this is not acceptable given that she often takes her clothes off and could be seen from the proposed walkway. She is also very verbal and there would need to be a 'no complains' clause for any close neighbouring properties.

3/ No consideration has been given to the environment regarding established native trees. There are six large Puriri trees in the middle of the property which are about 200 years old and it would be a crime to remove them. There are also Kauri trees and Totara which need to be protected. The plans supplied do not allow for these Puriri trees to stay, so this is unacceptable.



Photo is taken from Dip Road looking across at the 6 x Puriri Trees

4/ We currently have a very small part of our section which WDC has identified as a flood zone which I assume is because the existing culverts aren't sized correctly and that the existing stream may not always be maintained to a reasonable standard. We note that the proposed development will only make this worse as per the 50 year predictions shown on the NRC map. We assume that there is a cycle track or walkway proposed (although this is not clear on any of the maps supplied to us) so access to cleaning of the stream will be blocked by this pathway and therefore will only make flooding worse. In any case our property is situated high above the Kamo township and there is plenty of fall towards the north, so any flood zones are actually created by poor design and inadequate maintenance of the existing drainage systems.

In general the standard of the Onoke Heights Subdivision proposal is of poor quality and therefore it needs to be rejected.

Regards, Duncan

0274854110

Map navigation controls: zoom in (+), zoom out (-), search (Find address, place or legal), info (i), home, and refresh icons.



60m scale bar

Eagle Technology, Land Information New Zealand, GEBCO, etc.

1,716,950.298 6,050,375.437 Meters

